



- End Of Terraced House
- Very Well Presented
- Viewings Recommended

- 2 Double Bedrooms
- Off Road Parking
- Bathroom & Downstairs W.C.

- Wonderful Rear Garden
- Ideal Full Time Or Holiday Home
- Fabulous Kitchen/Diner

April Cottage, 3 Kimpton Court 15 Leed Street, Sandown, PO36 8JG

£215,000

Welcome to this charming end of terraced house located in the delightful seaside town of Sandown. This property offers a perfect blend of comfort and convenience, making it an ideal choice for either a permanent residence, a second home or holiday let use.

As you enter, you will find a welcoming kitchen/diner and a cosy lounge that provides a warm and inviting space. The house features two well-proportioned bedrooms, ensuring ample space for family or guests. The bathroom is thoughtfully designed, catering to all your daily needs. There is a downstairs W.C. One of the standout features of this property is the stunning garden, which offers a serene outdoor retreat. Whether you wish to enjoy a morning coffee or host summer barbecues, this garden is sure to impress.

Situated close to the town centre, you will find yourself just a short stroll away from a variety of amenities, (including shops, cafes, and recreational facilities) complemented with Sandown's wonderful sandy beaches. This property presents a great opportunity for those seeking a home in a vibrant community or an investment opportunity as a holiday let. With its prime location and delightful features, it is a must-see for anyone looking to embrace the charm of Sandown living.



Accommodation

Entrance Hallway

Lounge

13'3 max x 10'1 max (4.04m max x 3.07m max)

Kitchen/Diner

16'7 x 7'7 (5.05m x 2.31m)

W.C.

First Floor Landing

Bedroom 1

13'3 max x 10'1 max (4.04m max x 3.07m max)

Bedroom 2

10' x 7'9 (3.05m x 2.36m)

Bathroom

6'1 x 4'4 (1.85m x 1.32m)

Parking

There is an allocated parking space at the front of the property.

Rear Garden

The generous rear garden occupies a sunny aspect, complemented with seating and patio areas. There is a store at the rear with internal measurements 11'4 x 5'5.



Services

Unconfirmed: gas, electric, telephone, mains water and drainage.

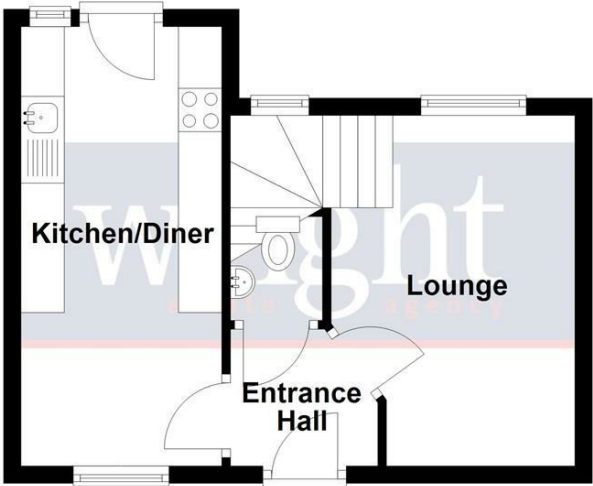
Council Tax

Band B - Please contact The Isle of Wight Council.

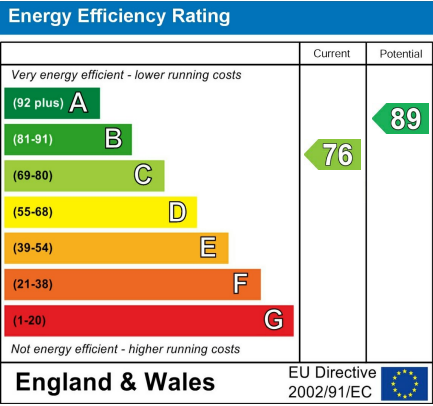
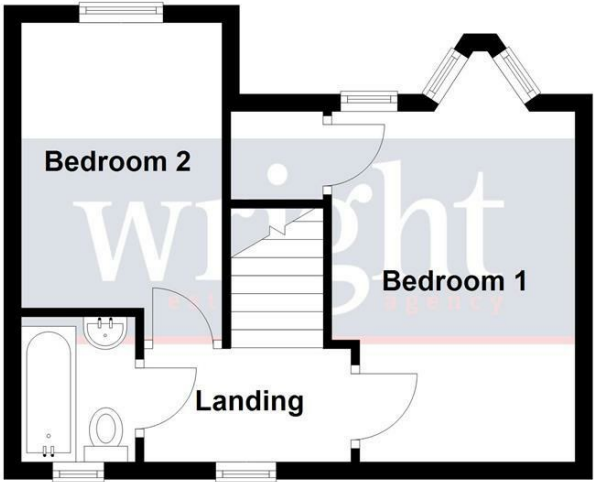
Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.


Ground Floor



First Floor



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.




33 Regent Street, Shanklin, Isle of Wight, PO37 7AF



Phone: 01983 866822

Email: shanklin@wright-iw.co.uk



PROTECTED



Viewing: Date Time